



# City of Ann Arbor

301 E. Huron St.  
Ann Arbor, MI 48104  
<http://a2gov.legistar.com/Calendar.aspx>

## Meeting Agenda Planning Commission, City

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Tuesday, June 6, 2017

7:00 PM

Larcom City Hall, 301 E Huron St, Second floor,  
City Council Chambers

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Commission public meetings are held the first and third Tuesday of each month. Both of these meetings provide opportunities for the public to address the Commission. All persons are encouraged to participate in public meetings. Citizens requiring translation or sign language services or other reasonable accommodations may contact the City Clerk's office at 734.794.6140; via e-mail to: [cityclerk@a2gov.org](mailto:cityclerk@a2gov.org); or by written request addressed and mailed or delivered to: City Clerk's Office, 301 E. Huron St., Ann Arbor, MI 48104. Requests need to be received at least two (2) business days in advance of the meeting. Planning Commission meeting agendas and packets are available from the Legislative Information Center on the City Clerk's page of the City's website (<http://a2gov.legistar.com/Calendar.aspx>) or on the 1st floor of City Hall on the Friday before the meeting. Agendas and packets are also sent to subscribers of the City's email notification service, GovDelivery. You can subscribe to this free service by accessing the City's website and clicking on the 'Subscribe to Updates' envelope on the home page.

**1 CALL TO ORDER**

**2 ROLL CALL**

**3 APPROVAL OF AGENDA**

**4 INTRODUCTIONS**

**5 MINUTES OF PREVIOUS MEETING**

5-a [17-0883](#) February 23, 2017 City Planning Commission Meeting Minutes

**Attachments:** 2-23-2017 CPC Minutes with Live Links.pdf

5-b [17-0884](#) March 7, 2017 City Planning Commission Meeting Minutes

**Attachments:** 3-7-2017 CPC Minutes with Live Links.pdf

5-c [17-0885](#) March 23, 2017 City Planning Commission Meeting Minutes

**6 REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER,  
PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN  
COMMUNICATIONS AND PETITIONS**

6-a City Council

6-b Planning Manager

**6-c Planning Commission Officers and Committees****6-d Written Communications and Petitions**

[17-0886](#) Various Correspondences to the City Planning Commission

**Attachments:** Calendar-June 2017.pdf, Email from Penny.pdf, Email from Stowe.pdf, Letter from Peelle.pdf

**7 AUDIENCE PARTICIPATION (Persons may speak for three minutes about an item that is NOT listed as a public hearing on this agenda. Please state your name and address for the record.)**

**8 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING**

[17-0887](#) Public Hearings Scheduled for the June 20, 2017 City Planning Commission Meeting

**Attachments:** 6-20-2017 Public Hearing Notice as Published.pdf

**9 REGULAR BUSINESS - Staff Report, Public Hearing and Commission Discussion of Each Item**

(If an agenda item is tabled, it will most likely be rescheduled to a future date. If you would like to be notified when a tabled agenda item will appear on a future agenda, please provide your email address on the form provided on the front table at the meeting. You may also call Planning and Development Services at 734-794-6265 during office hours to obtain additional information about the review schedule or visit the Planning page on the City's website ([www.a2gov.org](http://www.a2gov.org).)

(Public Hearings: Individuals may speak for three minutes. The first person who is the official representative of an organized group or who is representing the petitioner may speak for five minutes; additional representatives may speak for three minutes. Please state your name and address for the record.)

(Comments about a proposed project are most constructive when they relate to: (1) City Code requirements and land use regulations, (2) consistency with the City Master Plan, or (3) additional information about the area around the petitioner's property and the extent to which a proposed project may positively or negatively affect the area.)

**9-a** [17-0888](#) *The Gallery Site Plan for City Council Approval with Planned Project Modifications* - The proposed project to be located at 441 South Ashley & 112, 116, and 118 East Jefferson comprises a lot area of 17,449 square feet. The proposed development will be a 23 unit residential development in one 34,810 square foot building and includes a request to exceed the maximum required front setback on South Ashley by 11.77 feet and to allow a four-story streetwall height. The site is zoned D2. (Ward 5) Staff Recommendation: Approval

**Attachments:** Gallery Staff Report with Attachments.pdf

**10 UNFINISHED BUSINESS**

- 10-a [17-0889](#) **Master Plan Review** - Once a year, the Ann Arbor City Planning Commission and Planning & Development Services Unit review the City Master Plan. The City Master Plan is a collection of plans, or “elements,” that work together to describe a vision for the City’s future and guide decisions about its land use, transportation, infrastructure, environment, housing, and public facilities. The adopted plan elements can be found on the City’s website at [www.a2gov.org/masterplan](http://www.a2gov.org/masterplan) <<http://www.a2gov.org/masterplan>>. As part of its annual review, the Planning Commission is seeking comments about the City Master Plan, including elements that should be studied for possible change or new elements that should be added to the master plan. This information is important to the Planning Commission in setting its work program for the upcoming fiscal year. Staff Recommendation: Approval
- Attachments:** Master Plan Memo w Attachments 06-06-17.pdf

**11 AUDIENCE PARTICIPATION (Persons may speak for three minutes on any item.)****12 COMMISSION PROPOSED BUSINESS****13 ADJOURNMENT**

Ken Klein, Chair  
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These meetings are typically broadcast on Ann Arbor Community Television Network Channel 16 live at 7:00 p.m. on the first and third Tuesdays of the month and replayed the following Thursdays at 8:00 AM and Saturdays at 8:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City’s website ([www.a2gov.org](http://www.a2gov.org)).

The complete record of this meeting is available in video format at [www.a2gov.org/ctn](http://www.a2gov.org/ctn), or is available for a nominal fee by contacting CTN at (734) 794-6150.